

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

September 28, 2010

The meeting was called to order at 1:30 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Phil Honsey; Mr. Gary Leasure; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kim Dooley, Planning and GIS Specialist; Kyle Rauch, Development and Planning Officer; Lt. Bill Dolby, Jackson Township Fire; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council ; Jennifer Readler, SZD; Chuck Boso, Development Director and Jennifer Uhrin, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the August 24, 2010 regular meeting. They were approved by unanimous consent.

ITEM #1 Whitehorse Saloon – Special Use Permit – Outdoor Seating (Project ID# 201008090036)
4318 Broadway

Applicant: Dolly Ginsberg, 4252 Broadway, Grove City, Ohio 43123

The applicant is requesting approval to construct a new outdoor seating area contained by a white, 42" high fence. Mr. Rauch stated that staff had two concerns with the application, 1) signage shall not be allowed on the umbrellas and 2) Music and outdoor entertainment shall not be allowed.

Ms. Dolly Ginsberg was present and spoke to this item. Ms. Ginsberg requested to change her application to request a 6ft high privacy fence with a metal awning. However, she did not have additional materials to support this request.

After discussion, it was determined that due to discrepancies between the submitted application and the confusion regarding the requested changes to the original application, Mr. Honsey suggested that the Commission table this item to allow Ms. Ginsberg additional time to meet with Staff and present a complete and accurate submission at the next regular Planning Commission meeting. Ms. Ginsberg agreed.

Mr. Honsey made a motion that the Whitehorse Saloon – Special Use Permit – Outdoor Seating be tabled; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 Pinnacle Club Section 6 Part 3 Phase A – Plat Approval (Project ID #201008130037)
1535 White Road

Applicant: Jason Francis, MI Homes, 3 Easton Oval, Ste 540, Columbus, Ohio 43219

The applicant is requesting approval of a plat containing eleven (11) lots on 2.442 acres of land. The proposed lots will front Pinnacle Club Drive and are in line with the approved Pinnacle Club Development Plan, Subarea C. No land is being dedicated as right-of-way with this plat.

Mr. Francis was present and spoke to this item.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Leasure made a motion that the Pinnacle Club Section 6, Part 3 Phase A – Plat be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #3 Creative Housing XIII, Lamplighter Drive – Method of Zoning Change (C-2 to PUD-R)
1272 White Road (Project ID #201008200038)

Applicant: Connie J. Klema, Attorney at Law, P O Box 99, Pataskala, Ohio 43062

The applicant is requesting approval to rezone 1.625 acres of property located on the north side of Lamplighter Drive from C-2 to PUD-R for the construction of a multi-family housing development. The property to be rezoned is bordered by property zoned residential (PUD-R) and commercial (C-2).

Ms. Klema was present and spoke to this item.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Havener made a motion that the Creative Housing XIII Lamplighter Drive – Method of Zoning Change from C-2 to PUD-R be recommended for approval to City Council as submitted; seconded by Mr. Honsey. The motion was unanimously approved.

ITEM #4 Creative Housing XIII, Lamplighter Drive – Development Plan (Project ID #201008200039)
1272 White Road

Applicant: Connie J. Klema, Attorney at Law, P O Box 99, Pataskala, Ohio 43062

The applicant is requesting approval of a residential apartment development, to be located on 1.63 acres on the north side of a proposed 168-foot extension of Lamplighter Drive. The two (2) single-story buildings will have a brick finish with columns and dormers and contain four (4) residential units each. There will be a total of twenty (20) parking spaces on site, four (4) of which will be handicap accessible.

This project is designed to serve individuals who are both cognitively and physically disabled. Due to the nature of their residents, staff is recommending the applicant be permitted to omit the installation of curbing around the majority of the vehicular use area to make the parking area flush with sidewalks and install a dry basin as opposed to a wet facility for storm water treatment.

Ms. Klema was present and spoke to this item.

Discussion centered on the parking lot curbing as it relates to vehicular movements, storm water routing, landscaping and pedestrian walkways.

Chair Holt noted the following stipulation:

1. Applicant shall correct the parking statistics on sheet 1 to reflect that 20 parking spaces are required and provided (including 4 HDCP spaces).

Ms. Klema stated she understood and agreed to comply with the stipulation.

Mr. Havener made a motion that the Creative Housing XIII Lamplighter Drive – Development Plan be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #5 **Creative Housing XIII, Lamplighter Drive – Plat Approval** **(Project ID #201008200040)**
1272 White Road

Applicant: Connie J. Klema, Attorney at Law, P O Box 99, Pataskala, Ohio 43062

The applicant is requesting approval of a plat for 1.856 acres of land located on the north side of Lamplighter Drive at the existing roadway's terminus. The proposed plat will include the dedication of 0.231 acres of right-of-way, with a 167.93 foot extension of Lamplighter Drive. The remaining 1.624 acres will be a single lot on the north side of the roadway. The single platted lot is the proposed site of the Creative Housing eight-unit residential development.

Ms. Klema was present and spoke to this item.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Honsey made a motion that the Creative Housing XIII Lamplighter Drive – Plat be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #6 **4084 Broadway – Development Plan** **(Project ID #201009010041)**
4084 Broadway

Applicant: Christine A. Houk, Shamrock Three, LLC, 2099 Stargrass Ave, Grove City, Ohio 43123

The applicant is requesting approval of exterior modifications for ADA compliance. The proposed improvements include replacement of the existing porch with a new ADA compliant porch containing a ramp on one end and stairs on the other. The proposed ramp and stairs will be constructed of concrete and brick with painted wood hand railings (finished white). Additionally, two new parking spaces will be installed between the structure and the front property line. A drive aisle and turn around area will allow vehicles to exit the parking area in a forward motion. The Applicant was granted three variances from the Board of Zoning Appeals on September 27, 2010.

Mr. Matt Yerkes, Ms. Christine Houk and Mr. Darryl Rogers were present and spoke to this item.

Chair Holt noted the following stipulation:

1. Applicant shall work with the Urban Forester to ensure compliance with Chapter 1136.

Ms. Houk understood and agreed to comply with the stipulation.

Mr. Leasure made a motion that the 4084 Broadway Development Plan be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Honsey. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:12 p.m.

Jennifer Uhrin, Secretary


Marv Holt, Chair